

**County of Loudoun
Department of Planning**

MEMORANDUM

DATE: October 17, 2007

TO: Loudoun County Planning Commission

FROM: Van Armstrong, Project Manager

SUBJECT: **October 22, 2007 Committee of the Whole meeting - SPEX 2006-0012, ZMOD 2006-0013, Inova Health Care Campus – Dulles South**

Background

The Planning Commission held a public hearing regarding this project on September 17, 2007. There were no members of the public to speak on the applications. The Commission asked questions regarding status of a Certificate of Public Need for the uses, what population would be served and how many beds are proposed by the hospital. The applicant's representative responded to these questions noting that they had not filed for the COPN, pending a decision from the County on the land uses. They stated the project is intended to be expanded over time as the area population and need increases.

The Commission also requested that the applicant resolve the alignment issue of the North Collector Road with the proposed Glascock Field application to the east. The Planning Commission voted 7-0-2 (Lewis and Syska absent) to forward the application to a Committee of the Whole for further review.

Following the public hearing, the applicant and staff have met to discuss outstanding issues of the project, review and revise the recommended conditions of approval, and worked on alignment issues for the North Collector Road as it relates to other area properties and the surrounding planned road network.

Issues

North Collector Road alignment – Several meetings have occurred to review and discuss information known regarding determining an appropriate alignment for this planned parallel road to Route 50. Staff has suggested that the Inova applicant and representatives of Glascock Field at Stone Ridge (ZMAP 2006-0007) collaborate with a presentation to the Planning Commission to explain the circumstances and concerns for determining the ultimate alignment for the North Collector Road west to the ultimate North Star Boulevard. Staff notes that revised condition language accommodates the solution proposed by the Inova applicant for this project.

Conditions of Approval review – Staff and the applicant have updated the recommended conditions of approval which are attached showing the revisions made since the Planning Commission public hearing. An explanation of each condition change is described below:

1. Condition #1 references a revised plat that removes a specific location for the North Collector Road alignment and replaces this with revised condition language (# 9.f.) to provide for a 120 foot right-of-way to be provided within a specified timeframe upon the County's request. The plat has also been revised to show an adjusted alignment change for the INOVA Boulevard intersection with Racefield Lane and to revise some elements of the trail network.
2. Condition #2 has been revised to allow for specific by-right uses of agriculture, open space and park uses on the property that do not conflict with the other proposed special exception uses.
3. Condition #4 was revised to adjust the timing for a Phase II archeological investigation of the northern landbay and tie in the potential impact of the future North Collector Road.
4. Condition #6.b. clarifies that parking lighting restrictions do not apply to the helistop as this regulated by the Federal Aviation Administration.
5. Condition #8 revises the airport impact noise abatement condition for the hospital use stating the standard to be achieved instead of referencing a Zoning Ordinance section.
6. Condition #9.b. is adjusted to exclude the stream valley park foot paths from specific trail construction design standards as the Department of Parks and Recreation intends that the foot paths be a natural surface and/or mowed trail.
7. Condition #9.c. is adjusted to specify the location and timing for installation of the bus shelter.
8. Condition #9.d. additionally references required turn lanes at the Route 50 entrance.
9. Condition #9.e. is adjusted to allow for emergency vehicle access (if appropriate) directly to Route 50 after the phased intersection closure.
10. Condition #9.f. is revised to provide more flexibility in determining the final westward alignment of the planned North Collector Road. This condition takes into consideration the Glascock Field at Stone Ridge (ZMAP 2006-0007) proposed alignment and comments made from surrounding residential property owners as to how the area road network will be resolved in the future.
11. Condition 9.g. is adjusted to clarify the abandonment and reconstruction responsibilities for Racefield Lane.
12. Condition 10 is revised to clarify construction of the third west-bound lane on Route 50.
13. Note B has been added to reflect the applicant's offer to provide land for use as a passive park along the South Fork Broad Run stream valley. This had been a desire of the Department of Parks and Recreation during review of the application.

Other issues listed in the September 17, 2007 Staff Report regarding **Transportation improvement contributions, Trail network and stream valley park** and **Special Exception Plat** have been addressed through the revised Conditions of Approval as discussed above.

The **Traffic Impact Study** issue listed in the Staff Report is subject to a response from the Virginia Department of Transportation. Staff will update the Planning Commission at the committee meeting.

Recommendation

Staff supports approval of the applications, subject to the recommended conditions of approval, and upon agreement that the outstanding issues have been satisfactorily resolved.

Suggested Motions

1. I move that the Planning Commission forward SPEX 2006-0012 and ZMOD 2006-0013, INOVA Health Care Campus – Dulles South, to the Board of Supervisors with a recommendation of approval, subject to the October 17, 2007 Conditions of Approval, and with the attached Findings for Approval.

Or,

2. I move an alternate motion.

Attachment

1. Special Exception Conditions of Approval dated October 17, 2007
2. Findings for Approval
3. Special Exception Plat